

Wainwright Cluster Association
Annual Meeting
March 10, 2015

www.wainwrightcluster.weebly.com

Attendees: Mark Waddell, Damien DeAntonio, Heather Robertson, Dick Benjamin, Tom Kamstra, Erick and Claudia Osman, Glenann Godden and Eric Kemp, Ellie Fusaro, Carol Ann Marquez, Wendy Quaye

Meeting convened at 7:36pm the Rose Room at the Lake Anne Community Center.

Welcome and State of the Cluster

Mark introduced the meeting and the Board Members to those in attendance. He commented on the good food prepared by Montmartre Restaurant at Lake Anne.

He summarized the major activities of the cluster in 2014:

- Prepping for light replacements in cluster
- Two new trees in the lower cluster
- 6 homes sold in 2014, as a result 3 less rental units in the cluster as a result of the sales.
- Major drainage and sidewalk repairs done in the middle cluster. Some seeding/sod to clean it up in the spring.

In other news in the cluster:

- Lots of new development in the area, Parc Reston, Lake Anne redevelopment.
- Many new garbage cans with lids – reduces raccoon problems
- Mr. T is no longer working for the cluster.
- We updated the cluster email list this year (both renters and owners)
- Lots of old and damaged trees removed, especially of note is the area in between the middle and upper cluster, and the area is staying surprisingly cleared.
- May consider installing a playground in the Cluster – perhaps near Sid's bench.
- The cluster reached out to Fairfax County to see if we could reduce the speed of traffic speeds in Wainwright, however, a study undertaken revealed that the average speed was well within the speed limit and therefore our request was turned down.
- Bought a bunch of plants from the Native Plant Sale from the Walker Nature Center.
- Complaints about 2 rental properties in the lower cluster not being maintained, and both were resolved within weeks.
- Renewed the snow and landscaping contracts.

Financial Report from Dick Benjamin

Dick distributed the current owners list and Financial Summary Reports to all attendees

He reported out the budget summary for 2014, explaining the amounts budgeted for 2014, funds used, and balances. The Cluster spent less than the budget by \$18,646.27. This surplus gets rolled into the reserves, to help offset the lighting replacement project. The only line item that was not anticipated was the concrete repairs for the middle cluster.

We currently have \$71,922.31 in reserves, which is more than we forecasted. We have no liabilities, i.e. we don't owe anyone. Most of our income comes from cluster resident dues. We are in very good shape financially.

The details of the 2015 budget were presented \$81,545, including large expenses for landscaping/tree, snow removal, and major capital investment in exterior lighting approval (\$40,000).

Elections

Two members are due for reelection this year are Eric Kemp and Heather Robertson. They were motioned to be reelected, seconded and approved.

Landscape and Grounds Report

Damien reported out on the limited landscaping activities that occurred in 2014. RA Native plant sale helped provided some additional, appropriate, landscaping. There is still some ivy in the cluster, but most of the ivy problems are going away. The ivy is starting to grow back on some of the trees – and we need to find someone who is willing to go in and remove it (usually coupled with poison ivy). Some ideas for future projects include to expanding Cardinal's service to add some additional routine maintenance, such as mulching and edging, bed maintenance, and annual pruning.

Light Pole Project

Heather described the status of the light project in the Cluster. The contractor Outdoor Illumination was selected by the Board through a competitive bidding process. They are an A rated contractor on Angie's list and specialize in outdoor lighting. They are working with us help us identify an appropriate fixtures and the most efficient way to repair the poles that are not working. She presented the plan which detailed the location of all current lights, the location of future lights (relocating 3 lights and removing one entirely), including carport light pack fixtures and sign board lights. She also described the improvement in the light quality, the way the light will reflect down and the efficiency of switching to LED bulbs.

A suggestion was made that because the lights now will shine DOWN, instead of out in all directions, moving the light fixture in front of 1741 might not be necessary, and in fact might create an unnecessarily darker spot in the corner near 1743. The attendees all agreed, and the Board decided not to move the light fixture in front of 1741.

The DRB application must be finalized after selecting an appropriate and affordable light fixture and will be circulated for signature from owners who will be directly impacted with the light fixture location changes. We hope to finalize this in the coming weeks and submit for DRB review before the end of March.

Future projects for 2015:

- Drainage in the upper cluster (group home)
- Drainage in upper cluster carport
- Cluster standards
- Plan more cluster events
- Consider installing a small playground near Sid's bench
- Carport health (next 5 years)
- 5 year plan

Mark thanked Damien for maintaining the cluster website so well...it contains all the minutes, information, and critical documents.

Open Session:

- A concern was raised about the sewer storm drain maintenance
- Wendy proposed that the cluster consider having a place for residents to store bikes, perhaps a bike shed.
- Website should auto-inform members when it is updated.
- A concern was raised about the perception of increased crime in the neighborhood. Neighbors are encouraged to keep their doors locked, car doors locked, keep each other informed when they see anything or are concerned, and keep an eye on each other. We discussed starting a neighborhood watch. The new light system may help as a deterrent, but the best prevention is cautious and vigilant behavior, and keeping an eye out for each other.

A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:25pm.

Annual meeting concluded.

Any questions may be sent to President Mark Waddell at markw83@verizon.net

Next meeting will be 1773 Wainwright Drive the home of Erick Osman @ 7:30

Respectfully submitted,
Heather Robertson